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MR HOMES
SALES & LETTINGS



Uppingham Court,
Barnard Avenue,
Lower Ely, Cardiff
CF5 5AZ

Guide Price £110,000 to £120,000
Leasehold = 957 YEARS APPROX.

Uppingham Court, Barnard Avenue Lower Ely, Cardiff, CF5 5AZ

Overview

- ATTENTION LANDLORDS / INVESTORS
- CURRENT TENANT PAYS £675.00 PCM
- 6.7% ANNUAL RENTAL YIELD
- 2-BED GROUND FLOOR FLAT
- GARAGE
- CLOSE TO LOCAL PLAYING FIELDS
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SHOPS / AMENITIES
- uPVC D/G & GAS C/H with COMBI-BOILER
- LEASEHOLD = 957 Years Approx.
- SERVICE CHARGES = £80 PCM



NO CHAIN!!!

ATTENTION LANDLORDS / INVESTORS
CURRENT TENANT PAYS £675.00 PCM =
6.7% ANNUAL RENTAL YIELD APPROX. 2x
DOUBLE BEDROOMS - SPACIOUS LIVING
ROOM - FITTED KITCHEN - BATHROOM
SUITE - GARAGE - COMMUNAL GARDENS
- OFF-ROAD PARKING SPACES TO SIDE -
uPVC D/G WINDOWS & GAS C/H with
COMBI-BOILER –
VERY LONG LEASE - 957 YEARS APPROX.



MR HOMES Offer FOR SALE this 2-Bedroom Ground Floor Flat Located in Lower Ely near to Trelai Park, and briefly comprises; Enter Block via Communal Hallway, Entrance Hallway to Flat, Spacious Living Room, Fitted Kitchen, Bedroom 1, Bedroom 2 & Bathroom Suite. There are Communal Gardens to the Front & Rear, Off-Road Parking Spaces to the Side & a Garage Located in a Row of Garages. The Flat further benefits from; uPVC Double Glazing Windows & Gas Central Heating powered by a Main Eco Compact Combi-Boiler.

EPC Rating = C.

Council Tax Band = B.

Service Charges = £80.00 PCM

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Communal Entrance Hall

Entrance Hallway

9' 5" x 7' 4" (2.87m x 2.23m)

Living Room

14' 6" x 11' 11" (4.42m x 3.63m)

Kitchen

9' 0" x 7' 11" (2.74m x 2.41m)

Bedroom 1

11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom 2

12' 0" x 10' 7" (3.65m x 3.22m)

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

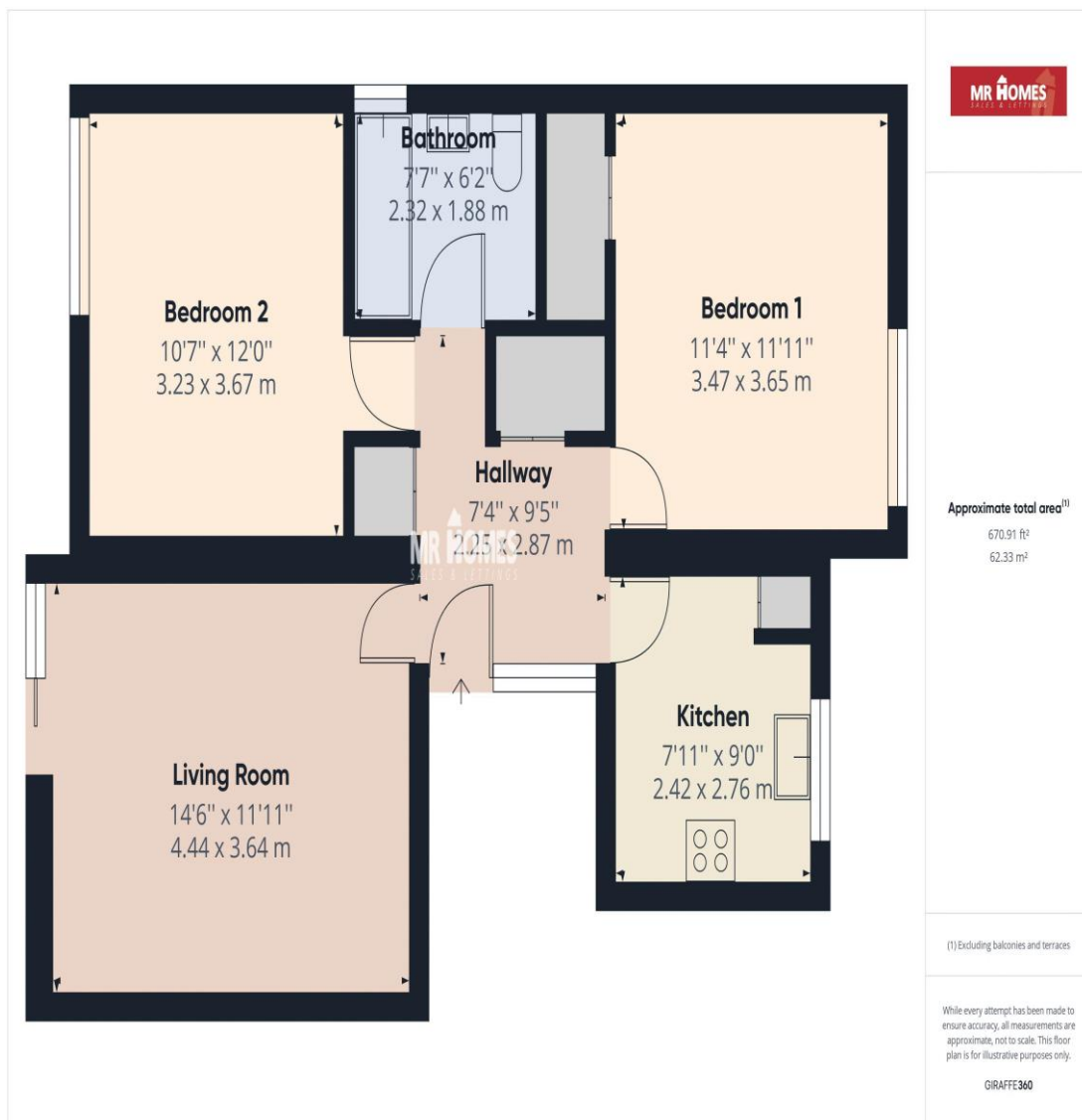
Communal Gardens

Off-Road Parking Spaces Available to Side

Garage set in a Row of 6



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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